

## **ATTACHMENT A**

### **SUMMARY OF 2024 PHOENIX BUILDING CONSTRUCTION CODE UPDATES**

Planning and Development Department (PDD) staff began reviewing the 2024 base codes and drafting proposed amendments in the Summer of 2024. A dedicated webpage and social media campaign was launched in the fall of 2024 giving the public an opportunity to provide input and submit amendment proposals. In addition, over 600 emails were sent to stakeholders announcing the process. In the Spring of 2025, the Development Advisory Board Building Code Subcommittee began an intensive review of the codes and amendments and provided recommendations of approval to the full Development Advisory Board. The Development Advisory Board recommended approval on April 22, 2025, and the Transportation, Infrastructure and Planning Subcommittee recommended approval on May 21, 2025.

The effective date of the 2024 Phoenix Building Construction Code is August 1, 2025. The implementation plan allows for flexibility to accommodate the needs of development and workload management for staff. The 2018 Phoenix Building Construction Code may be used for plans submitted through December 31, 2025, for the following:

- Building plans for projects currently in the review process
- Building plans submitted prior to August 1, 2025 – Permits can be purchased within one year of approval without requiring a building code update
- Other plans on a case-by-case basis with Building Official or Deputy Director approval

Standard plans approved under the 2018 Phoenix Building Construction Code will remain in effect until July 31, 2026. Standard plans submitted for review beginning August 1, 2026, will need to comply with the 2024 Phoenix Building Construction Code.

### **2024 Phoenix Building Construction Code Highlights**

- Electric Vehicle Charging Infrastructure in one- and two- family dwellings and townhouses to align with council approved Transportation Electrification Action Plan
- Reduce maximum water usage of faucets, showers, and toilets to align with EPA Water Sense standards and city council resolution 22129
- Exempt permits for:
  - Shipping containers used for storage
  - Replacement of fences accessory to a single-family residence

- Code modification no longer required for water/sewer crossing private property lines
- Ease installation of refrigerant lines in multi-family development
- More robust dwelling unit fire separation when fire sprinklers are not provided because of new state statute
- Buildings with occupiable roofs that are above 75' considered high rise (base code)
- Mass timber allowed for buildings up to 18 stories (base code)
- Inclusive home design amendments provide enhanced standards for entrances, interior circulation paths, operable parts, toilet rooms and bathrooms
  - Exceptions for site and cost conditions
  - Limited habitable space on ground floor
  - Standard plans
  - Limits floor space requirements to one restroom on ground floor
- Elevator Code amendment for enhanced safety for repair personnel